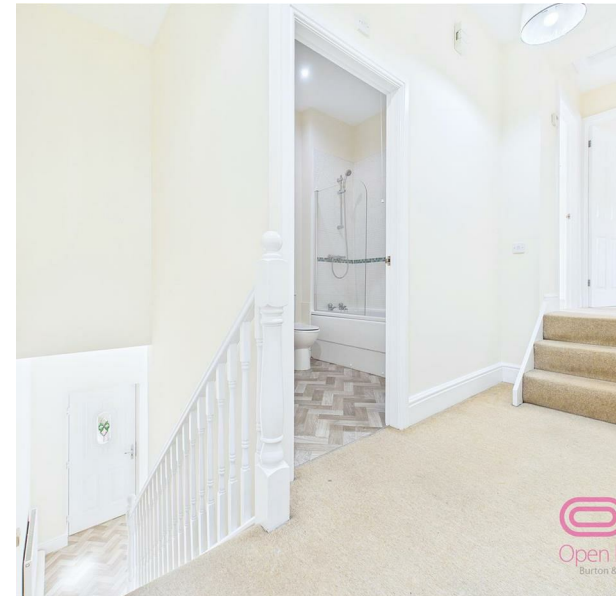


Swadlincote Road, Woodville, Derbyshire, DE11 8DB
Offers In The Region Of £185,000
Council Tax Band: B



Welcome to The Coach House, a surprisingly spacious and newly decorated coach house style property, positioned in Woodville, Swadlincote, just a short walk from the town centre while still being close to countryside, the National Forest and within easy reach of Ashby-de-la-Zouch.

The accommodation offers an excellent sense of space throughout, with a generous entrance hallway which has previously been used as an office area, a ground floor WC, a large integral garage, and well-presented first floor living accommodation. The main living room is a particular highlight, offering an impressive amount of space for both relaxing and entertaining, while the kitchen provides a practical fitted layout with room for seating. Two bedrooms and a bathroom complete the first floor, making this an ideal home for first-time buyers, downsizers, investors or anyone seeking a low-maintenance home with parking and garage space.



Open House Burton & Swadlincote



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC